



Tison Garth, Anlaby HU10 6US

Welcome to

Tison Garth, Anlaby

GUIDE PRICE £210,000 - £220,000

Stunning Home In Anlaby with - Entrance Hall, Lounge, Kitchen/Diner, Conservatory, Utility Room, Ground Floor Cloakroom, 3 Bedrooms, Family Shower Room, Gardens & Off Street Parking! Call us now to book your viewing!



Entrance Hall

With double glazed door to the front with matching side screens, radiator and understairs cupboard.

Cloakroom

With low level wc and double glazed window to the side.

Lounge

With double glazed bow window to the front, feature log burner, built in storage, radiator and coving to the ceiling.

Kitchen/Diner

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, electric hob, electric oven, cooker-hood, integrated microwave, integrated fridge freezer, integrated washing machine, integrated dishwasher, radiator, spot light points, double glazed window to the rear and double glazed french style doors leading to the Conservatory.

Utility Room

With base units, work surfaces, space for a tumble dryer and double glazed windows to the side and rear.

Conservatory

With double glazed windows to the side and rear, storage cupboard and double glazed french style doors leading to the Rear Garden.

First Floor

Landing

With cupboard housing central heating boiler, coving to the ceiling and loft access.

Bedroom 1

With double glazed window to the front, radiator, built in wardrobe and coving to the ceiling.

Bedroom 2

With double glazed window to the front, radiator, coving to the ceiling and built in wardrobe.

Bedroom 3

With double glazed window to the front, radiator, spot light points, coving to the ceiling and built in cupboard.

Shower Room

Shower Room with shower cubicle, low level wc, vanity wash hand basin, chrome effect towel style radiator, extractor fan, spot light points and double glazed window to the rear.

Outside

Front Garden

With wrought iron fencing, timber fencing and gravelled area providing off street parking.

Rear Garden

With paved patio area, lawned area, rear gravelled area, fencing, path and shed.



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Welcome to

Tison Garth, Anlaby

- GUIDE PRICE £210,000 - £220,000
- Beautifully Presented 3 Bedroom Home In Anlaby
- Kitchen/Diner & Conservatory & Utility Room
- First Floor Shower Room & Ground Floor Cloakroom
- Off Street Parking

Tenure: Freehold EPC Rating: C
Council Tax Band: A

guide price

£210,000 - £220,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBY111415 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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